0473-017

# VISTA CENTER OF PALM BEACH PLAT 11

## A PART OF A P.I.P.D.

BEING A PORTION OF VISTA CENTER P.I.P.D. OPEN SPACE NOT PREVIOUSLY PLATTED, LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2 JANUARY 2006

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### NOTES

1.) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

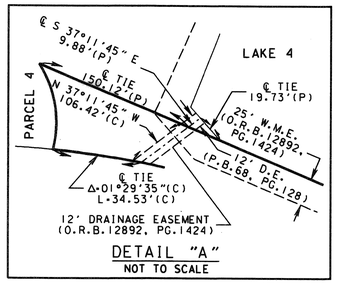
2.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

3.) BEARINGS SHOWN HEREON ARE BASED ON PARCEL 2 OF VISTA CENTER OF PALM BEACH PLAT 9, RECORDED IN PLAT BOOK 100 PAGE 68, PALM BEACH COUNTY PUBLIC RECORDS AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

4.) STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990/98 ADJUSTMENT TRANSVERSE MERCATOR PROJECTION.
LINEAR UNIT - US SURVEY FEET
SCALE FACTOR - 1.000029636
DISTANCES SHOWN HEREON REPRESENT GROUND DISTANCES.
NOTE:
GROUND DISTANCE X SCALE FACTOR - GRID DISTANCE
PLAT BEARINGS - 00°00'00"(ROTATION) - GRID BEARINGS
COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY AND THAT THE 98 ADJUSTED STATIONS WERE CONSTRAINED FOR POST PROCESSING.

5.) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6.) THIS PLAT WAS PREPARED BY: JOHN H. ADLER III, PSM




DETAIL "A"
NOT TO SCALE


ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS
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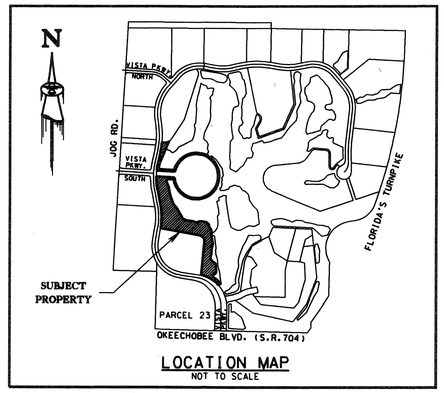
100 50 0 100 200 300
GRAPHIC SCALE (FEET)

N




LOCATION MAP
NOT TO SCALE

LAKE 3 (LAKE ADLER)
VISTA CENTER OF PALM BEACH PLAT 3
(P.B.68, PG.128)

OPEN SPACE
VISTA CENTER OF PALM BEACH PLAT 3
(P.B.68, PG.128)

TABLE OF POINTS UNDER WATER
REFERENCED TO MONUMENTS

| MONUMENT | POINT | BEARING | DISTANCE |
|---|---|---|---|
| M1 | WP1 | N 29°01'45" W | 45.14' |
| M1 | WP2 | N 11°04'27" W | 94.22' |
| M2 | WP3 | S 88°27'07" E | 199.83' |
| M2 | WP4 | N 79°13'47" E | 265.43' |
| M2 | WP5 | N 50°06'23" E | 319.01' |
| M2 | WP6 | N 26°37'46" E | 363.12' |
| M2 | WP7 | N 22°00'50" E | 479.57' |
| M3 | WP8 | N 63°43'08" E | 223.21' |
| M3 | WP9 | N 48°12'21" E | 218.82' |
| M3 | WP10 | N 01°36'44" W | 243.93' |
| M3 | WP11 | N 15°06'07" W | 229.77' |
| M4 | WP12 | N 56°29'12" E | 219.68' |
| M5 | WP13 | N 89°17'52" E | 197.21' |
| M5 | WP14 | N 80°48'07" E | 202.80' |
| M6 | WP15 | S 67°22'24" E | 180.51' |
| M7 | WP16 | S 77°48'27" W | 120.41' |
| M7 | WP17 | S 34°42'38" W | 38.01' |
| M8 | WP18 | N 33°21'39" W | 34.55' |

PARCEL 3
VISTA CENTER OF PALM BEACH PLAT 1
(P.B.61, PG.118)

PARCEL 4
VISTA CENTER OF PALM BEACH PLAT 1
(P.B.61, PG.118)

LAKE 3B
(LAKE KIMBERLEY)

LOT 2
VISTA CENTER OF
PALM BEACH PLAT 9
(P.B.100, PG.60)

LOT 1
VISTA CENTER OF PALM BEACH PLAT 9
(P.B.100, PG.60)
(VACANT)

GOLF COURSE TRACT
ACCESS EASEMENT (O.R.B.6161, PG.191)
IN FAVOR OF N.P.B.C.W.C.D.
(±13.346 ACRES)

VISTA PARKWAY
TRACT PR-1
VISTA CENTER OF PALM BEACH PLAT 1
(P.B.61, PG.118)

OKEE SSP (STAMPED)
BRASS DISC IN CONC.
N 863,864.920
E 936,689.710

PBF-7 (STAMPED)
BRASS DISC IN CONC.
N 860,856.993
E 931,146.776

P.O.B.
S.E. CORNER OF PARCEL 2
FD.4"X4" CM W/NAIL & DISC
"PRM 3935"
N 864,960.504
E 934,574.125

SUBDIVISION Vista Center of PB Plat 11
BOOK 101 PAGE 02
FLOOD ZONE AO FLOOD MAP # 150 A
QUAD # 031 ZONING PIPD
SE ZIP CODE 33412-11
TAZ 871 Vista Center
POD NAME Vista Center

## LEGEND / ABBREVIATIONS:

### LEGEND

| | |
|---|---|
| & | = AND |
| L | = ARC LENGTH OF CURVE |
| BLVD. | = BOULEVARD |
| BDRY. | = BOUNDARY |
| BLDG. | = BUILDING |
| (C) | = CALCULATED |
| CIR | = CAPPED IRON ROD |
| ℄ | = CENTERLINE |
| Δ | = CENTRAL ANGLE OF CURVE |
| C.B. | = CHORD BEARING OF CURVE |
| CONC. | = CONCRETE |
| CM | = CONCRETE MONUMENT |
| D.E. | = DRAINAGE EASEMENT |
| E | = EASTING |
| EXIST. | = EXISTING |
| (FA) | = FIELD ADJUSTED |
| FD. | = FOUND |
| G&O | = GREENHORNE & O'MARA, INC. |
| LB | = LICENSED BUSINESS |
| L.A.E. | = LIMITED ACCESS EASEMENT |
| LC | = LONG CHORD OF CURVE |
| NO. | = NUMBER |
| O.R.B. | = OFFICIAL RECORD BOOK |
| PG.(S) | = PAGE(S) |
| PKWY. | = PARKWAY |
| PK | = PARKER KALON |
| PRM | = PERMANENT REFERENCE MONUMENT |
| (PLAIN) | = FOUND FIELD POINT WITHOUT ANY IDENTIFICATION |
| N | = NORTHING |
| P.I.P.D. | = PLANNED INDUSTRIAL PARK DEVELOPMENT DISTRICT |
| (P) | = PLAT |
| P.B. | = PLAT BOOK |
| ± | = PLUS OR MINUS |
| P.O.B. | = POINT OF BEGINNING |
| PLS | = PROFESSIONAL LAND SURVEYOR |
| PSM | = PROFESSIONAL SURVEYOR AND MAPPER |
| R | = RADIUS OF CURVE |
| R/W | = RIGHT OF WAY |
| SEC. | = SECTION |
| S.R. | = STATE ROAD |
| U.E. | = UTILITY EASEMENT |
| W.M.E. | = WATER MANAGEMENT EASEMENT |
| W/ | = WITH |
| ■ | = FOUND 4"X4" CM W/DISC "PRM LB 3935" |
| ◪ | = SET 4"X4" CM W/ DISC "PRM LB 3935" |
| ● | = FOUND 5/8" CIR "G&O, LB 3935" |
| ✖ | = FOUND 1/2" CIR "LB 3935" |
| W | = POINT UNDER WATER (SEASONAL HIGH WATER) |
| WP• | = POINT UNDER WATER TIED TO MONUMENT |
| M• | = MONUMENT REFERENCING WP• |